

**Weipa Town Authority Special Meeting, 9<sup>th</sup> February 2010**  
Held in the Council Chambers, Hibberd Drive, Weipa

**OPENING OF MEETING**

Meeting commenced at 5.10pm

**ATTENDANCE**

- Carrie Gay (WTA Chairperson)
- Peter Miller (WTA Deputy Chair)
- Peter Graham (WTA Member)
- Karen Gill (RTA Representative)
- John Graham (RTA Representative)
- Ian Pressley (WTA Chief Executive Officer)
- Joanne Jacobson (WTA Director of Corporate and Finance, Minutes)

**ABSENT**

- Shane Bousen (WTA Member)
- Ernest Madua Snr (Malaruch Representative)

**1.0 PLANNING AND DEVELOPMENT**

*K Gill declared a conflict of interest (involvement as RTA Business Services Manager in the approval as land owner for the development application prior to progression to WTA for council approval) and left the meeting.*

- 1.1 Item: Development Application for a Material Change of Use For Extensions to Existing Hotel (Tavern); Lot 27 on MP 37957, Lot 27 Duyfken Crescent, Trunding, Application - P09-023**

**Recommendation:** That the application by Alan Becconsall Pty Ltd for a Development Permit for a Material Change of Use for extensions to the existing Hotel (Tavern) on land situated on Lot 27 Duyfken Crescent, Trunding and described as Lot 27 on MP 37957 be approved subject to the conditions set out in the attached schedule.

**Resolution:** That the application by Alan Becconsall Pty Ltd for a Development Permit for a Material Change of Use for extensions to the existing Hotel (Tavern) on land situated on Lot 27 Duyfken Crescent, Trunding and described as Lot 27 on MP 37957 be approved subject to the conditions set out in the attached schedule.  
**Moved C.Gay Seconded P.Miller Carried**

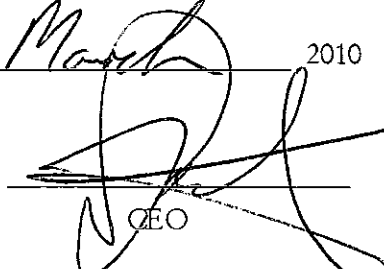
*K Gill re-entered the meeting.*

**7. CLOSURE OF MEETING**

Meeting declared closed at 5.17pm

Confirmed this 19 day of March 2010

  
Chairperson

  
CEO

**DEVELOPMENT PERMIT  
MATERIAL CHANGE OF USE  
SCHEDULE OF CONDITIONS**

**EXTENSION TO EXISTING HOTEL (TAVERN)  
DUYFKEN CRESCENT, TRUNDING  
LOT 27 ON MP 35957**

**ASSESSMENT MANAGER**

**1. General**

- 1.1 The use of the subject land shall be commenced within a period of four (4) years from the date of the approval takes effect (see s3.5.19 of the Integrated Planning Act 1997). Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.
- 1.2 The proposed development shall be generally in accordance with the details submitted with the application, except as otherwise specified by any conditions in this approval.

**2. Development Permit for Building Work**

- 2.1 The requirements of the Building Code of Australia must be satisfied.

**3. Parking**

- 3.1 No additional carparking shall be required but a minimum of 185 carparking spaces shall be retained in the existing carparking area in the southern part of the site and a minimum of 76 carparking spaces shall be retained in the existing carparking area in the northern part of the site. Any damage caused during construction shall be rectified and the carparking spaces shall be linemarked prior to the commencement of the use of the proposed extensions.
- 3.2 The car parking spaces and the access to the spaces must be imperviously sealed and drained.

**4. Landscaping**

- 4.1 Landscaping must be completed/maintained in accordance with an approved landscape plan prior to commencement of the use and must be maintained at all times in accordance with that plan. In particular, the plan must show: the location of existing and proposed planting; proposed species of vegetation; and location of watering system.
- 4.2 The landscape plan is to be submitted for approval, with or without amendment, by Weipa Town Office. The landscape plan is to be prepared by

a person skilled and experienced in landscape design not less than six weeks prior to the completion of building work. The landscape works must be completed/maintained in accordance with the plan prior to occupation of any part of the premises.

## 5. Engineering

- 5.1 Unless explicitly stated elsewhere in this approval, all works required by this approval must be constructed prior to the commencement of the use.
- 5.2 The developer is responsible for any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development. These works are to be carried out by the relevant authority, and at the developer's expense.

The developer must forward to Weipa Town Office within twenty eight (28) days of the completion of the relocation and/or alteration, written evidence or statement from the relevant public utility authority that such relocation and/or alteration has been carried out to the satisfaction of the relevant authority.

- 5.3 The proposed extension may be constructed over the existing Weipa Town Authority sewer provided the applicant agrees in writing to the Weipa Town Authority to accept responsibility for the maintenance of the existing sewer within the site (that is, upstream from either manhole TS 097 or TS 098, as confirmed in writing by the Weipa Town Authority) as a "private sewer" or "house drain".

## 6. Stormwater Drainage

- 6.1 The approved development must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.
- 6.2 Stormwater drainage from the sites and from paved and roofed areas must be discharged to a lawful point of discharge, approved in writing by Weipa Town Office.

Subject to detailed engineering design, the nominal lawful point of discharge is Duyfken Crescent.

## 7. Minimum Floor Level

- 7.1 The floor level of the extensions to the Tavern must be equal to, or greater than, the floor level of the existing the restaurant/bar building (Tavern).

## **8. Soil Erosion, Minimisation, Sediment Control and Dust Control**

- 8.1 During the construction phase of this development the developer is responsible for the installation and maintenance of erosion and sediment management facilities.
- 8.2 The developer is responsible for the suppression of dust arising from the construction work and/or the cartage of material which may cause a nuisance to adjoining properties.

## **9. Environmental Consideration**

- 9.1 Construction must comply with the Environmental Protection Act, Policies and Guidelines to prevent or minimise either environmental harm or nuisance.

## **10. Definitions**

10.1 In these conditions:

- a) A reference to an Act includes all statutory instruments and subordinate legislation made under that Act; and
- b) Terms used have the meaning contained in the Weipa Advisory Development Plan, the Integrated Planning Act 1997 or the relevant legislation referred to in these conditions, as the case may be.